



Sinking Fund Forecast

Ebe Court

14 Ada Street

Windsor QLD 4030

Community Title Scheme 12727



Report details

Inspection date:	3/12/2025
Inspector:	Michael Valdivia

NEW SOUTH WALES

L5 115 Pitt St Sydney 2000
PO Box A72 Sydney South 1235

QUEENSLAND

9 Gardner Close, Milton 4064
PO Box 1584 Milton 4064

VICTORIA

80 Dorcas Street, Southbank 3006
GPO Box 3025 Melbourne 3001

WESTERN AUSTRALIA

202/37 Barrack Street Perth 6000



4/12/2025

The Body Corporate
Ebe Court
14 Ada Street
Windsor QLD 4030

Dear Committee Members,

Thank you for appointing our company to conduct your Sinking Fund Forecast.

Based on our survey of your property, we have determined that the Body Corporate will need to increase its contributions in order to cover its forecast sinking fund expenses. We strongly recommend that the levies be set at the level shown in this report.

This forecast should be updated regularly to account for actual changes in construction and maintenance costs, unanticipated changes in the property's condition over time, changes in legal requirements and any discrepancies between the forecast and actual sinking fund balances. Regular updates also create peace of mind and assist the Body Corporate to manage the risk of litigation from individual owners (current and future) for breaches of its duty to maintain the common property by providing reasonable, up-to-date estimates of the cost of necessary maintenance work and repairs.

Key Report Data Levies Summary – First Financial Year

Levy Per Unit Entitlement (Total sinking fund levy divided by unit entitlements)	\$1,500.00
Total Unit Entitlements	4
Total Sinking Fund Levy	\$6,000.00

The data used to arrive at the above figures is in the attached report. It is designed for ease of reading. For your convenience here is your Report Index:

Report Index	Page No.
Owners Report Summary	Section 1
Building Details and Report Inputs Page	2
15 Year Cash Flow Tracking & Graph with New Levies	3
Report Detail	Section 2
15 Year Anticipated Expenditure Table	4
Building Data List from Property Inspection	7
Inspector's Building Report & Building Specific Report Notes	12
Report Notes	13

All services provided by Solutions in Engineering are supplied on the basis of our 'Supply Terms and Conditions' which are available from our Office and from our website www.solutionsinengineering.com

If you have any questions regarding your report or need our specialised services in Professional Safety Reports, Insurance Valuations, Maintenance Reports, Asbestos Audits or Balustrade Testing call us on 1300 136 036 or email enquiry@solutionsinengineering.com.

Yours sincerely,



The Team at Solutions in Engineering

Building Details & Report Inputs Supplied information

Building Name	Ebe Court
Building Address	14 Ada Street Windsor QLD 4030
Community Title Scheme No.	12727
Plan Type	Building Format Plan
Registered Plan Date/Year of Construction	1977
Number of Unit Entitlements	4
Number of Units	4
Estimated Sinking Fund Balance	\$1,372
Starting date of Financial Year for Report	1/09/2025
GST Status	Not Registered for GST
Current Sinking Fund Levy per Lot Entitlement	1,500.00

Report assumptions & information

Assumed Interest Rate on invested funds (For funds over \$10,000) Years 1 - 3	4.50%
Assumed Interest Rate on invested funds (For funds over \$10,000) Years 4 - 15	3.50%
Company Taxation Rate	25.00%
Interest on Invested Funds – Based on Assumed Interest Rate minus Company Taxation Rate. Calculated only on Sinking Fund balances over \$10,000 - Years 1 - 3	3.38%
Interest on Invested Funds – Based on Assumed Interest Rate minus Company Taxation Rate. Calculated only on Sinking Fund balances over \$10,000 - Years 4 - 15	2.63%
Contingency Allowance - For minor and/or unforeseen expenses	8%
Assumed Rate of Inflation for Building Maintenance Costs - Based on average annual building cost increase over the past five years.	4.50%
Forecast Period - Number of years the plan forecasts	15 years

15 Year Levy Table

Year	Year To	Total Contribution	Contribution per Lot Entitlement	Quarterly Contribution
1	31/08/2026	6,000.00	1,500.00	375.00
2	31/08/2027	8,400.00	2,100.00	525.00
3	31/08/2028	11,760.00	2,940.00	735.00
4	31/08/2029	15,288.00	3,822.00	955.50
5	31/08/2030	15,899.52	3,974.88	993.72
6	31/08/2031	16,535.50	4,133.88	1,033.47
7	31/08/2032	17,196.92	4,299.23	1,074.81
8	31/08/2033	17,884.80	4,471.20	1,117.80
9	31/08/2034	18,600.19	4,650.05	1,162.51
10	31/08/2035	19,344.20	4,836.05	1,209.01
11	31/08/2036	20,117.97	5,029.49	1,257.37
12	31/08/2037	20,922.69	5,230.67	1,307.67
13	31/08/2038	21,759.60	5,439.90	1,359.98
14	31/08/2039	22,629.98	5,657.50	1,414.38
15	31/08/2040	23,535.18	5,883.80	1,470.95

15 Year Cash Flow Tracking Sheet

The table below shows the cash flow starting with the anticipated 'Opening Balance' at the start of the first financial year which you provided to us. We then add the 'Total Levy Contributions' for the year and any 'Interest' on balances greater than \$10,000. Any 'Anticipated Expenses' (including contingency allowance) are then allowed for leaving a 'Closing Balance' for the year which in turn becomes the 'Opening Balance' for the following year. In summary:

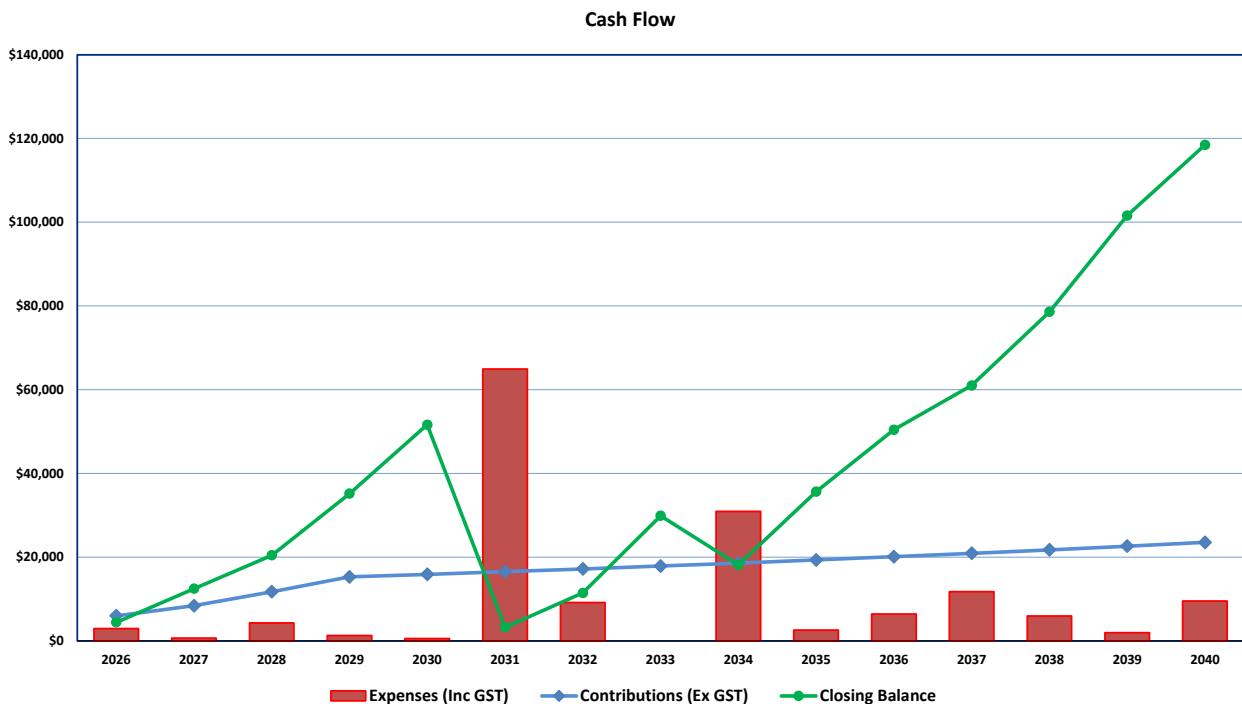
$$\text{Opening Balance} + \text{Total Levy Contributions} + \text{Interest} - \text{Anticipated Expenses} = \text{Closing Balance}$$

Year	Year To	Opening Balance	Total Levy Contributions (Exc. GST)	Interest (After Tax)	Anticipated Expenses (Inc. GST)	Closing Balance
1	31/08/2026	1,372.00	6,000.00	0.00	2,933.00	4,439.00
2	31/08/2027	4,439.00	8,400.00	281.05	648.00	12,472.05
3	31/08/2028	12,472.05	11,760.00	547.24	4,323.00	20,456.29
4	31/08/2029	20,456.29	15,288.00	722.18	1,282.00	35,184.47
5	31/08/2030	35,184.47	15,899.52	1,126.83	578.00	51,632.82
6	31/08/2031	51,632.82	16,535.50	0.00	64,912.00	3,256.32
7	31/08/2032	3,256.32	17,196.92	191.14	9,174.00	11,470.38
8	31/08/2033	11,470.38	17,884.80	536.86	0.00	29,892.04
9	31/08/2034	29,892.04	18,600.19	623.71	30,954.00	18,161.94
10	31/08/2035	18,161.94	19,344.20	698.19	2,574.00	35,630.33
11	31/08/2036	35,630.33	20,117.97	1,116.96	6,439.00	50,426.26
12	31/08/2037	50,426.26	20,922.69	1,446.50	11,775.00	61,020.45
13	31/08/2038	61,020.45	21,759.60	1,812.34	5,980.00	78,612.39
14	31/08/2039	78,612.39	22,629.98	2,338.92	1,990.00	101,591.29
15	31/08/2040	101,591.29	23,535.18	2,855.95	9,535.00	118,447.42

15 Year Cash Flow Graph

The graph below tracks the 'Contributions' (the amount collected in levies), the projected 'Closing balance' of the sinking fund and the likely 'Expenses' for each year of this forecast. The three lines in the graph are:

- Contributions line - Total sinking fund contributions per year.
- Expenses line – Total anticipated expenses in each year.
- Closing balance line – Shows the amount left in the fund bank account at the end of the year after all anticipated expenses have been allowed for.



Anticipated Expenditures Table Year 1 - 15

This table shows when expenses will occur in the next 15 years. From left to right the columns are:

‘Expenditure Items’ - lists the different areas and items of expenditure.

‘Current Cost’ - shows the current maintenance expenditure costs in today’s dollars.

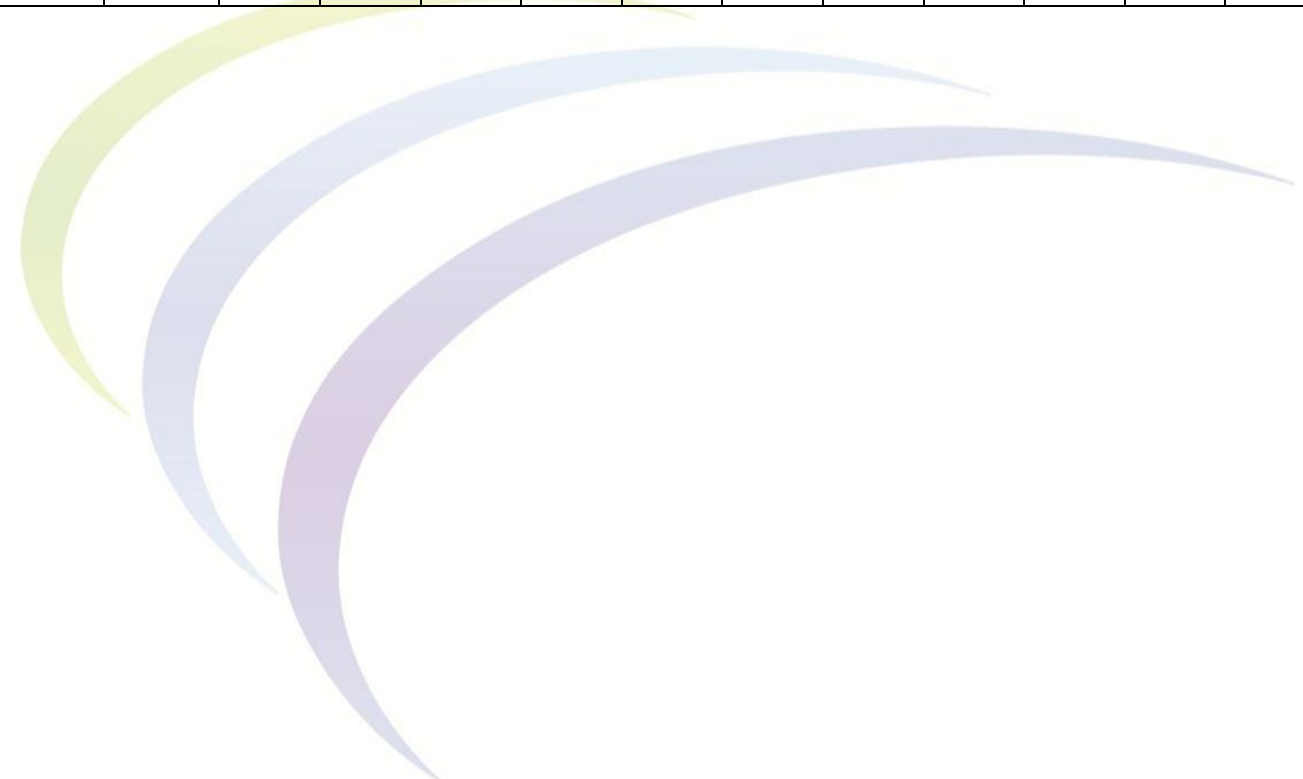
Year 1 to 15 - shows the costs in the year in which they occur including the 'Assumed Rate of Inflation' compounded annually until the cost is due.

At the bottom on each column, there are three lines. Firstly, a ‘Grand Total (Inc. GST)’ followed by a line calculating the ‘Contingency Allowance (Inc. GST)’ for unforeseen and minor expenses and finally ‘Total Expenses (Inc. GST)’ for that year. Please note: This page rounds figures to the nearest whole dollar.

Expenditure Item	Current Cost	Year 1 (2026)	Year 2 (2027)	Year 3 (2028)	Year 4 (2029)	Year 5 (2030)	Year 6 (2031)	Year 7 (2032)	Year 8 (2033)	Year 9 (2034)	Year 10 (2035)	Year 11 (2036)	Year 12 (2037)	Year 13 (2038)	Year 14 (2039)	Year 15 (2040)
1. PRELIMINARIES																
Work at heights access and site setup	3,980	-	-	-	-	-	4,960	-	-	-	-	-	-	-	-	-
Hire roof guard rail	960	-	-	-	-	-	-	1,250	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	0	4,960	1,250	0	0	0	0	0	0	0	0
2. ROOFING																
Repaint downpipes	1,901	-	-	-	-	-	2,369	-	-	-	-	-	-	-	-	-
Repair downpipes (Total: 54 lm) - 10%	479	-	-	-	-	-	597	-	-	-	-	-	-	-	-	-
Repaint eaves lining	1,852	-	-	-	-	-	2,308	-	-	-	-	-	-	-	-	-
Repaint fascia	2,351	-	-	-	-	-	2,930	-	-	-	-	-	-	-	-	-
Repair fascia (Total: 64 lm) - 5%	165	-	-	-	-	-	206	-	-	-	-	-	-	-	-	-
Repaint guttering	1,897	-	-	-	-	-	2,364	-	-	-	-	-	-	-	-	-
Repair guttering (Total: 64 lm) - 10%	537	-	-	-	-	-	669	-	-	-	-	-	-	-	-	-
Repair tiled roofing (Total: 236 m2) - 10%	3,628	-	-	-	-	-	-	4,725	-	-	-	-	-	-	-	-
Replace tiled roofing	35,676	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair tiled roof ridge capping and replace mortar	1,934	-	-	-	-	-	-	2,519	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	0	11,443	7,244	0	0	0	0	0	0	0	0
3. EXTERIOR																
Repaint arch bars	1,778	-	-	-	-	-	2,216	-	-	-	-	-	-	-	-	-
Repaint metal balustrades	7,284	-	-	-	-	-	9,077	-	-	-	-	-	-	-	-	-
Repair metal balustrades (Total: 90 lm) - 10%	1,554	-	-	-	-	-	1,937	-	-	-	-	-	-	-	-	-
Replace metal balustrades	62,147	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repaint metal handrails	45	-	-	-	-	-	56	-	-	-	-	-	-	-	-	-
Repair metal handrails (Total: 2 lm) - 10%	145	-	-	-	-	-	181	-	-	-	-	-	-	-	-	-
Replace metal handrails	726	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repaint ceilings	6,379	-	-	-	-	-	7,949	-	-	-	-	-	-	-	-	-
Repaint metal framed doors	508	-	-	-	-	-	633	-	-	-	-	-	-	-	-	-

Expenditure Item	Current Cost	Year 1 (2026)	Year 2 (2027)	Year 3 (2028)	Year 4 (2029)	Year 5 (2030)	Year 6 (2031)	Year 7 (2032)	Year 8 (2033)	Year 9 (2034)	Year 10 (2035)	Year 11 (2036)	Year 12 (2037)	Year 13 (2038)	Year 14 (2039)	Year 15 (2040)
Replace metal glazed doors (Total: 4 ea.) - 10%	1,122	-	-	-	-	-	-	-	-	-	1,667	-	-	-	-	-
Repaint timber doors	998	-	-	-	-	-	1,244	-	-	-	-	-	-	-	-	-
Replace timber doors (Total: 8 ea.) - 10%	482	-	-	-	-	-	-	-	-	-	716	-	-	-	-	-
Repaint trims	3,260	-	-	-	-	-	4,063	-	-	-	-	-	-	-	-	-
Repaint concrete walkway surfaces	1,923	-	-	-	-	-	2,396	-	-	-	-	2,986	-	-	-	-
Repair concrete walkway surfaces (Total: 134 m2) - 5%	958	958	-	-	-	-	-	-	-	-	-	1,488	-	-	-	-
Repair tiled walkway surfaces (Total: 72 m2) - 5%	1,040	-	-	-	1,187	-	-	-	-	1,479	-	-	-	-	1,843	-
Replace tiled walkway surfaces	18,714	-	-	-	-	-	-	-	-	26,613	-	-	-	-	-	-
Repoint brick wall mortar	6,083	-	-	-	-	-	7,581	-	-	-	-	-	-	-	-	-
Repair brick walls (Total: 528 m2) - 1%	1,760	-	-	-	-	-	2,193	-	-	-	-	-	-	-	-	-
Repair framed windows and seals (Total: 48 m2) - 3%	1,300	-	-	-	-	-	1,620	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		958	0	0	1,187	0	41,146	0	0	28,092	2,383	4,474	0	0	1,843	0
4. DRIVEWAY AND PARKING																
Repair concrete driveway surfaces (Total: 133 m2) - 5%	958	958	-	-	-	-	-	-	-	-	-	1,488	-	-	-	-
Repaint tilt-up doors	1,651	-	-	-	-	-	2,057	-	-	-	-	-	-	-	-	-
Replace tilt-up doors (Total: 4 ea.) - 20%	1,576	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		958	0	0	0	0	2,057	0	0	0	0	1,488	0	0	0	0
5. FIXTURES AND FITTINGS																
Replace rotary clotheslines	1,743	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,228
Replace mailboxes	449	-	-	-	-	535	-	-	-	-	-	-	-	-	-	-
Replace signage	800	800	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		800	0	0	0	535	0	0	0	0	0	0	0	0	0	3,228
6. FENCING AND WALLS																
Repair metal chain-link fences (50% shared cost) (Total: 90 lm) - 10%	574	-	600	-	-	-	-	-	-	-	-	-	932	-	-	-
Replace metal chain-link fences (50% shared cost)	5,744	-	-	-	-	-	-	-	-	-	-	-	9,322	-	-	-
Repair blockwork retaining walls (50% shared cost) (Total: 28 m2) - 10%	1,237	-	-	1,351	-	-	-	-	-	-	-	-	-	2,098	-	-
Replace blockwork retaining walls (50% shared cost)	11,543	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair rock retaining walls (Total: 81 m2) - 10%	2,028	-	-	2,215	-	-	-	-	-	-	-	-	-	3,439	-	-
Replace rock retaining walls	18,253	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	600	3,566	0	0	0	0	0	0	0	0	10,254	5,537	0	0

Expenditure Item	Current Cost	Year 1 (2026)	Year 2 (2027)	Year 3 (2028)	Year 4 (2029)	Year 5 (2030)	Year 6 (2031)	Year 7 (2032)	Year 8 (2033)	Year 9 (2034)	Year 10 (2035)	Year 11 (2036)	Year 12 (2037)	Year 13 (2038)	Year 14 (2039)	Year 15 (2040)
7. ELECTRICAL																
Replace electrical switchboards	2,624	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,860
Maintain common area lighting	400	-	-	437	-	-	498	-	-	569	-	-	649	-	-	741
Sub Total (Incl. GST)		0	0	437	0	0	498	0	0	569	0	0	649	0	0	5,601
Grand Total (Incl. GST)		2,716	600	4,003	1,187	535	60,104	8,494	0	28,661	2,383	5,962	10,903	5,537	1,843	8,829
Contingency Allowance (Incl. GST)		217	48	320	95	43	4,808	680	0	2,293	191	477	872	443	147	706
Grand Total Expenses (Incl. Contingency Allowance and GST)		2,933	648	4,323	1,282	578	64,912	9,174	0	30,954	2,574	6,439	11,775	5,980	1,990	9,535



Building Data List from the Property Inspection for Ebe Court

This table has all the data collected by the building inspector while inspecting the complex. The columns from left to right are:

- 'Items' – identifies and describes the maintenance item
- 'Qty' – lets you know the quantity of that item in scope
- 'Unit' – is the unit rate used to measure the quantity
- 'Rate' – is the cost of each unit in dollars

- 'Value' - is the quantity (Qty) multiplied by the Rate (\$)
- 'Next Due' - is the remaining life in years until an item needs money spent on it.
- 'Total Life' - is the total life of the item after it is replaced, repaired or repainted.
- 'Comments' - details any useful explanatory notes for the item.

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
1. PRELIMINARIES							
Work at heights access and site setup	576	m2	6.91	3,980.00	6	10	Access
Hire roof guard rail	64	lm	15.00	960.00	7	10	Hire as required
2. ROOFING							
Repaint downpipes	54	lm	35.21	1,901.00	6	10	Ongoing painting program
Repair downpipes (Total: 54 lm) - 10%	6	lm	79.81	479.00	6	10	Repair as required
Repaint eaves lining	64	lm	28.94	1,852.00	6	10	Ongoing painting program
Repaint fascia	64	lm	36.73	2,351.00	6	10	Ongoing painting program
Repair fascia (Total: 64 lm) - 5%	4	lm	41.26	165.00	6	20	Repair as required
Repaint guttering	64	lm	29.64	1,897.00	6	10	Ongoing painting program
Repair guttering (Total: 64 lm) - 10%	7	lm	76.71	537.00	6	10	Repair as required
Repair tiled roofing (Total: 236 m2) - 10%	24	m2	151.17	3,628.00	7	10	Repair as required
Replace tiled roofing	236	m2	151.17	35,676.00	37	80	Replace as required
Repair tiled roof ridge capping and replace mortar	40	lm	48.35	1,934.00	7	20	Repair as required
3. EXTERIOR							
Repaint arch bars	60	lm	29.64	1,778.00	6	10	Ongoing painting program
Repaint metal balustrades	90	lm	80.93	7,284.00	6	10	Ongoing painting program
Repair metal balustrades (Total: 90 lm) - 10%	9	lm	172.64	1,554.00	6	10	Repair as required
Replace metal balustrades	90	lm	690.52	62,147.00	26	40	Replace as required
Repaint metal handrails	2	lm	22.51	45.00	6	10	Ongoing painting program
Repair metal handrails (Total: 2 lm) - 10%	1	lm	145.18	145.00	6	10	Repair as required
Replace metal handrails	2	lm	362.93	726.00	26	40	Replace as required
Repaint ceilings	184	m2	34.67	6,379.00	6	10	Ongoing painting program
Repaint metal framed doors	4	ea.	127.00	508.00	6	10	Ongoing painting program
Replace metal glazed doors (Total: 4 ea.) - 10%	1	ea.	1,122.13	1,122.00	10	20	Replace as required
Repaint timber doors	8	ea.	124.75	998.00	6	10	Ongoing painting program
Replace timber doors (Total: 8 ea.) - 10%	1	ea.	482.02	482.00	10	20	Replace as required
Repaint trims	110	lm	29.64	3,260.00	6	10	Ongoing painting program
Repaint concrete walkway surfaces	64	m2	30.04	1,923.00	6	5	Ongoing painting program
Repair concrete walkway surfaces (Total: 134 m2) - 5%	7	m2	136.81	958.00	1	10	Repair as required

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
Repair tiled walkway surfaces (Total: 72 m2) - 5%	4	m2	259.92	1,040.00	4	5	Repair as required
Replace tiled walkway surfaces	72	m2	259.92	18,714.00	9	30	Replace as required
Repoint brick wall mortar	528	m2	11.52	6,083.00	6	50	Repoint as required
Repair brick walls (Total: 528 m2) - 1%	6	m2	293.37	1,760.00	6	10	Repair as required
Repair framed windows and seals (Total: 48 m2) - 3%	2	m2	650.00	1,300.00	6	10	Repair as required
4. DRIVEWAY AND PARKING							
Repair concrete driveway surfaces (Total: 133 m2) - 5%	7	m2	136.81	958.00	1	10	Repair as required
Repaint tilt-up doors	4	ea.	412.67	1,651.00	6	10	Ongoing painting program
Replace tilt-up doors (Total: 4 ea.) - 20%	1	ea.	1,575.59	1,576.00	20	40	Replace as required
5. FIXTURES AND FITTINGS							
Replace rotary clotheslines	2	ea.	871.47	1,743.00	15	45	Replace as required
Replace mailboxes	5	ea.	89.79	449.00	5	30	Replace as required
Replace signage	4	Per unit	200.00	800.00	1	20	Replace as required
6. FENCING AND WALLS							
Repair metal chain-link fences (50% shared cost) (Total: 90 lm) - 10%	9	lm	63.82	574.00	2	10	Repair as required
Replace metal chain-link fences (50% shared cost)	90	lm	63.82	5,744.00	12	50	Replace as required
Repair blockwork retaining walls (50% shared cost) (Total: 28 m2) - 10%	3	m2	412.24	1,237.00	3	10	Repair as required
Replace blockwork retaining walls (50% shared cost)	28	m2	412.24	11,543.00	23	60	Replace as required
Repair rock retaining walls (Total: 81 m2) - 10%	9	m2	225.34	2,028.00	3	10	Repair as required
Replace rock retaining walls	81	m2	225.34	18,253.00	23	60	Replace as required
7. ELECTRICAL							
Replace electrical switchboards	4	Per unit	656.01	2,624.00	15	40	Replace as required
Maintain common area lighting	4	Per unit	100.00	400.00	3	3	Maintain as required

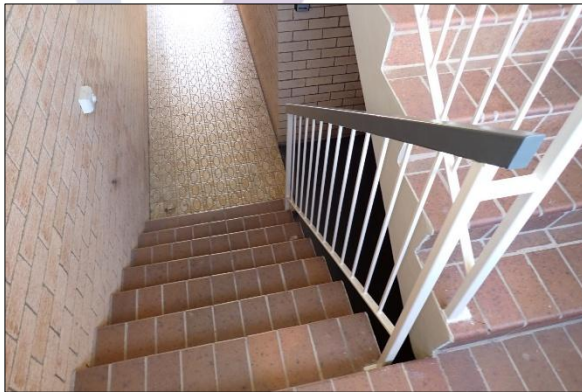
Building Photo Section

Item Group

ROOFING



EXTERIOR



Item Group

DRIVEWAY AND PARKING



FIXTURES AND FITTINGS



Item Group

FENCING AND WALLS



ELECTRICAL



Inspector's Report for Ebe Court

1. **INFLATION** - It is necessary to offset the effects of inflation on construction materials and labour costs and to ensure that adequate funds are available to provide for major works. These major works can frequently become necessary as the property ages but cannot be reliably forecast this far in advance. Based on historical data and current trends, we anticipate that construction and maintenance costs will increase by 50% every 15 years. The fund balance will be reviewed in light of current price levels and the state of the property at the time of each update.
2. **UPDATES** - We recommend that this report is updated every 3 years to ensure that it captures market variations and any changes to the property itself.
3. **ADMINISTRATION EXPENSES** - We assume that small repairs & improvements, regular maintenance items are financed via the administration fund and therefore are not included in this report.
4. **PAINT WITHIN LOT BOUNDARIES** - The measurements and estimated costs for painting include all surfaces identified by the inspector, including those within lot boundaries. While the maintenance costs of some of these surfaces are technically the responsibility of the individual lot owners, it is usual to include the painting of these areas to preserve the appearance of the property and to reduce overall costs for individual lot owners.
5. **PAINT QUOTATIONS** - It is recommended that quotations are obtained for painting well in advance of when the work is to be carried out to allow for any shortfall or excess in funds. The costs estimated for painting are as accurate as possible but will vary from actual painting quotations.
6. **PAINT SERVICE-LIFE** - Paint serves to protect a surface as well as improving its appearance. Paint seals the surface from water, salt, or air pollutants. Although paint may hold its appearance for at least ten years before cracking and/or peeling occurs, it may become porous and lose its protective abilities before this point.
7. **ELEVATING WORKING PLATFORMS** - Funds allocated for elevating working platforms (EWP's) can be used for many types of access equipment including, but not limited to; scaffolding, boom lifts, cherry pickers, etc.
8. **FENCES OR WALLS DIVIDING COMMON PROPERTY FROM LOTS** - For aesthetic and practical reasons, the maintenance costs for fences or walls dividing the common property from individual lots have been included in this report.
9. **BOUNDARY FENCES OR WALLS** - Maintenance of fences or walls between properties is regulated under the Neighbourhood Disputes (Dividing Fences and Trees) Act 2011, which states that neighbours have equal responsibility for dividing fences or walls (excluding retaining walls). As such, a 50% rate has been used for all maintenance work on boundary fences or walls.
10. **TILED ROOFS** - Tiled roofs may have a service life of 60 years or more with proper care and maintenance.
11. **FUNDS REQUIRED** – While this report has been calculated using a 20 year timeline the report only shows the first 15 year. The closing balance appears high, but funds will be required for maintenance and improvements in the years 16-20 and ongoing from there.

Report Notes

Sinking Fund Forecast (QLD)

This forecast satisfies the current requirements of Section 160 of the Body Corporate and Community Management (Standard Module) Regulation 2020. The Regulation states:-

160 Budgets

(1) *The body corporate must, by ordinary resolution, adopt 2 budgets for each financial year -*

- (a) *the administrative fund budget*
- (b) *the sinking fund budget*

(3) *The sinking fund budget must-*

(a) *allow for raising a reasonable capital amount both to provide for necessary and reasonable spending from the sinking fund for the financial year, and also to reserve an appropriate proportional share of amounts necessary to be accumulated to meet anticipated major expenditure over at least the next nine years after the financial year, having regard to-*

- (i) *anticipated expenditure of a capital or non-recurrent nature; and*
- (ii) *the periodic replacement of items of a major capital nature; and*
- (iii) *other expenditure that should reasonably be met from capital, and*

(b) *fix the amount to be raised by way of contribution to cover the capital amount mentioned in paragraph(a).*

THIS REPORT DEALS WITH THE SINKING FUND BUDGET.

Figures used and updates - The figures used in the forecast are typical for this type of building and normal usage. The Body Corporate has some discretion in the timing of most maintenance items. The purpose of this forecast is to ensure funds are available when required to cover foreseeable expenses.

Contingency - A contingency has been allowed for any unforeseen expenses. Please refer to the second page of the report.

Interest, Taxation and Inflation - The standard interest rate used by Solutions in Engineering is based on the Reserve Bank of Australia's (RBA) historical series for Cash Management and Online Savings Account interest rates for the past previous fifteen years. The company tax rate is applied to interest income unless Solutions in Engineering is advised that the Body Corporate is exempt from tax on external income. The standard inflation rate used by Solutions in Engineering is based upon the entire RBA historical series for Construction, Manufacturing and Property Services inflation, commencing March 1999. While historical figures are not an accurate predictor of specific future outcomes, over the life of this report (fifteen years), interest rates and inflation should approach long-term averages. Changes in economic conditions may affect the accuracy of these figures. This report should be updated at regular intervals to ensure that any such changes are taken into account.

Administration Budget - Items of a recurrent nature that are covered by the administration budget such as maintenance contract for lifts, fire protection equipment, air conditioners, cleaning and gardening are not included. Neither are items of a minor recurrent nature with varying life spans such as light bulbs and exit light battery packs.

Safety - The inspection does not cover safety issues.

Lifts - Due to the many types of lift contracts covering varying parts and aspects of lift maintenance, no allowance is made unless instructed by the Body Corporate Committee/Representative.

Fire Maintenance – We have assumed that the Fire Maintenance Contractor has covered the Fire Maintenance Items; no allowance is made unless instructed by the Body Corporate Committee/Representative.

Items with Indefinite Lives - There is no allowance for replacement of items that, if properly maintained, should last indefinitely, (unless otherwise requested by the body corporate). This forecast deals only with estimating the timing of physical obsolescence.

Improvements - The Body Corporate may resolve to undertake improvements not related to normal maintenance. No allowance has been made for these items unless instructed.

Defects - No allowance has been made for correction of defects resulting from faulty construction except where nominated in the report. The inspectors report summarises only issues observed during our inspection and is not a structural report.

Ongoing Maintenance Programs - The lives of some items overall may have been extended indefinitely due to the use of an ongoing maintenance program. When there is any doubt in our minds about how and when an item may need replacement or maintenance, we give control to the Body Corporate. With allowances for ongoing maintenance programs, allow funds to be available for maintenance, gradual replacement or in some cases accumulation of funds for total replacement in the long term. The lives of some items can vary considerably, especially with issues such as:

- Usage.
- Accidental damage to floor tiles, which may or may not be still available or in stock.
- Fences can be maintained and replaced gradually or all at once.
- Metal and Aluminium Balustrades can last anywhere between 10 and 50 years, depending on the original quality, coatings (painting) and maintenance.
- Concrete driveways that have been cracked but are still perfectly sound and serviceable.
- Pumps and Fans can last indefinitely or wear out relatively quickly. This often depends on the quality of internal construction and finish.

Updates - The forecast is made with the best available data at this time. The forecast should be upgraded at regular intervals. We recommend a minimum of bi-annual updates.

Your FREE amendment (conditions) - In order to ensure that this service is provided to all clients in an efficient and productive manner we ask that you fully review your report and list anything you would like changed in a single email allowing for the requested amendments to be dealt with in one effort. Due to the extra work involved and inefficiency created by an incomplete initial amendment request further amendments requests will be charged for based on the hours and effort required.

Supply terms and conditions - All services provided by Solutions in Engineering are supplied on the basis of **Supply Terms and Conditions** which are available from our Office and from our website www.solutionsinengineering.com

Please read the information and the notes on the Inspector's report to gain the most from this report.